



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

6/22/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 FARR STREET

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000118 & 182

Acres: 21.09

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Preliminary subdivision plat to create three lots.

☒ new BP approval tracking

City Project ID #: 170606-FarrSt-1

City Project ID Name: TRC_PP:FarrSt[3lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5255

Contact: PERRY GERARD

gerard.p@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 1756 & 1758 FOLLY ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 1756 & 1758 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 4310000290

Acres: 0.98

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): 3

Zoning: PUD

Misc notes: Preliminary subdivision plat to create three lots.

☐ new BP approval tracking

City Project ID #: 170606-FollyRd-1

City Project ID Name: TRC_PP:RichardsonProperty[3lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DB RICHARDSON ENTERPRISES, INC.

Applicant: KENNERTY SURVEYING INC.

843-267-3377

Contact: LARRY KENNERTY

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

3 FLOYD DRIVE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 2.4

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB & GP

Misc notes: Road construction plans for a new road and two lots.

☒ new BP approval tracking

City Project ID #: 170510-FloydDr-2

City Project ID Name: TRC_RC:FloydDriveExtension[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#4 FIRST BAPTIST SCHOOL OF CHARLESTON, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN
Address: GEORGE GRIFFITH BOULEVARD
Location: JAMES ISLAND
TMS#: 3370000162
Acres: 32.74
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170109-George GriffithBlvd-1
City Project ID Name: TRC_SP:FirstBaptistSchoolofCharlestonPhase2

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: FIRST BAPTIST CHURCH FOUNDATION
Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Construction plans for phase 2 of the First Baptist campus and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 55 ROMNEY STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: ROMNEY STREET
Location: PENINSULA
TMS#: 4611301036
Acres: 1.571
Lots (for subdiv):
Units (multi-fam./Concept Plans): 260
Zoning: UP

☐ new BP approval tracking

City Project ID #: 160614-RomneySt-1
City Project ID Name: TRC_SP:55RomneyStMixedUse

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: MIDDLE STREET PARTNERS, LLC
Applicant: SITECAST, LLC 843-810-6960
Contact: JACOB CORDRAY jcordray@sitecastsc.com

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS: Revise and resubmit to TRC.

#6 RCB OFFICE BUILDING**SITE PLAN**

Project Classification: SITE PLAN
Address: 1567 MEETING STREET
Location: PENINSULA
TMS#: 4641000013 & 015
Acres: 0.38
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 160628-1567Meeting StreetRd-1
City Project ID Name: TRC_SP:RCBOfficeBuilding

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB

Owner: RCB OFFICE, LLC
Applicant: RCB OFFICE, LLC 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new commercial development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#7 MARINEX WAREHOUSE ADDITION**SITE PLAN**

Project Classification: SITE PLAN
Address: 1903 PITTSBURGH AVENUE
Location: PENINSULA
TMS#: 4660000008
Acres: 17.95
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: HI

☐ new BP approval tracking

City Project ID #: 170418-PittsburghAve-1
City Project ID Name: TRC_SP:MarinexWarehouseAddition

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: 1905 PITTSBURGH AVENUE, LLC
Applicant: CYPRESS ENGINEERING 843-225-5151
Contact: WILL ROGAN willr@cypresseng.com

Misc notes: Construction plans for 10,000 sq. ft. warehouse addition

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#8 JOHNSTON POINT, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: MURRAY WOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000023 & 024

Acres: 14.0

Lots (for subdiv): 50

Units (multi-fam./Concept Plans): 50

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170606-Murray WoodRd-1

City Project ID Name: TRC_RC:JohnstonPointePhase2[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: KENNETH L. GERVAIS

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5222

Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

Misc notes: Road construction plans for a new 50 lot Cluster Development and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application w/ fee, CSWPPP, Street Name Reservation, SDSM Checklist, SCDHEC NOI, OCRM Digital Boundary, Stormwater Technical Report & Traffic Impact Study required.

#9 ESSEX VILLAGE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

Lots (for subdiv): 41

Units (multi-fam./Concept Plans): 41

Zoning: PUD (ESSEX VILLAGE)

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-1

City Project ID Name: TRC_PP:EssexVillage[Plat]

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5223

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a new 41 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#10 ESSEX VILLAGE (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

Lots (for subdiv): 41

Units (multi-fam./Concept Plans): 41

Zoning: PUD (ESSEX VILLAGE)

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-2

City Project ID Name: TRC_RC:EssexVillage[Roads]

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5223

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Road construction plans for a new 41 lot subdivision and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#11 MACEDONIA AME CHURCH (REVISED)**SITE PLAN**

Project Classification: SITE PLAN

Address: SAVAGE ROAD

Location: WEST ASHLEY

TMS#: 3100300061

Acres: 6.35

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-4

☒ new BP approval tracking

City Project ID #: 170606-SavageRd-1

City Project ID Name: TRC_SP:MacedoniaAMEChurch[Revised2017]

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: MACEDONIA AME CHURCH

Applicant: ATLANTIC SOUTH CONSULTING SERVICES 843-580-9010

Contact: ADRIAN WILLIAMS awilliams@atlanticsouthconsulting.com

Misc notes: REVISED construction plans for a new church and associated site improvements; Previously approved by TRC and some infrastructure is in the ground; please review ALL sheets and provide comments.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.